

# **Sanpete County Planning Commission**

**June 9, 2010**

6:30 P.M.

Present: Steve Anderson, Chair  
Garth Sorenson  
Dale Lewis  
Joseph Scholes  
Thell Stewart  
Mary Anderson  
Bart Nelson

Lee Holmstead, County Zoning Administrator  
Scott Olsen  
Selma Jorgensen, Deputy Clerk

Meeting called to order by Steve Anderson.

## **ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA**

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

## **APPROVAL OF MINUTES APPROVAL OF MINUTES**

Dale Lewis made a motion to approve the Planning Commission Minutes of May 12, 2010 with one spelling correction. Motion seconded by Joseph Scholes, the motion passed.

## **RANDY & JOELENE CHARLTON'S REQUEST FOR APPROVAL OF A 4-LOT MINOR SUBDIVISION LOCATED SOUTH OF FAIRVIEW**

Randy Charlton is present. Mr. Holmstead reviewed their request for a 4-lot minor subdivision, and reported that they have submitted all required documents. Mr. Charlton provided plat maps of the property. Joe Adams made a statement that he is not in objection to this minor subdivision. Garth Sorenson made a motion to approve the 4-lot minor subdivision. Thell Stewart seconded the motion. Motion passed.

## **LEON DAY OF ALTA TERRA RANCH LLC REQUEST FOR A CONDITIONAL USE PERMIT TO INSTALL A CONCRETE BATCH PLANT ON HIS PROPERTY LOCATED NORTH WEST OF FAIRVIEW**

Leon Day, Clyde Mortensen, Darlene Mortensen, Belva Locke, Michael Ence, Ruth Brinkerhoff, and Brad Sahleen are present. Mr. Holmstead reviewed Mr. Day's request for a conditional use permit. Mr. Day reviewed plans with the commission. Mr. Day read the narrative that he

prepared for the Planning Commission to adjoining property owners present. Brad Sahleen expressed his concerns, and objects to this project. Mr. Sahleen provided documents. Alice Christiansen of the audience asked about the size of the house that is going to be built. Mr. Day explained. Clyde F. Mortensen expressed his concerns about big trucks traveling pass their residence, and other issues. Darlene Mortensen expressed her concerns about pollution. Michael Ence expressed concerns about the safety of not only his own children but others, and the amount of dust. Thell Stewart stated that he feels that this is a manufacturing operation and does not fit the requirements for a conditional use permit. Dale Lewis made a motion to deny the application based on the impact on adjoining property owners. Joseph Scholes seconded the motion. Motion passed.

**FAIRVIEW CITY'S REQUEST FOR A CONDITIONAL USE PERMIT TO  
CONSTRUCT PHASE #1 OF A SPORTS COMPLEX ON PROPERTY IN FAIRVIEW**

David Taylor, Janeen Garlick, Owen Christianson and Joe Adamson are present. Mr. Taylor reviewed with the Planning Commission their plans for this sports complex, and when they will begin construction, etc. Mr. Taylor presented a map of the property and explained the plans. Steve Anderson expressed his concerns with parking. Joseph Scholes asked about fencing especially near Highway 89. Some discussion ensued. Joseph Scholes made a motion to approve the conditional use permit with conditions that the city constructs a child-proof fence consistent with UDOT requirements along Highway 89. Garth Sorenson seconded the motion. Motion passed.

**LEE HOLMSTEAD'S DISCUSSION OF ADDITION TO THE SUBDIVISION  
APPLICATION MINOR PLAN CHECKLIST**

Mr. Holmstead discussed the addition to the checklist: "6. Copy of Current Title Search 13.21.101 (E)". Kathleen Ottoson addressed the Planning Commission, and presented a letter. Joseph Scholes made a motion to approve the addition to the checklist. Dale Lewis seconded the motion. Motion passed.

**NATHAN CRANE'S DISCUSSION OF THE SANPETE COUNTY MASTER PLAN**

Mr. Crane discussed the proposed Sanpete County Master Plan to the members of the Zoning & Planning Commission.

With no further business before the Planning Commission, motion to adjourn is made by Mary Anderson. Motion seconded by Garth Sorenson. Motion passed.

The meeting adjourned at 9:30 P.M.